

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL ORDINANCE NO. 44-12 AND AMEND THE ADOPTED
COMBINED DEVELOPMENT FEE SCHEDULE

WHEREAS, the adoption of Ordinance No. 44-08 combined the various development fees of the municipality under one ordinance. Ordinance No. 44-08 was amended by Ordinance 28-11 and Ordinance 44-12; and

WHEREAS, Ordinance 44-12 shall be repealed;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
CANAL WINCHESTER, STATE OF OHIO:

SECTION 1.

This Combined Development Fee Schedule includes the following: Zoning, Building, Engineering Review, Construction Inspection and Bonding Requirements, and Right of Way.

SECTION 2. ZONING FEES

2.1	Conditional Use	\$150.00
2.2	Copy of Subdivision Regulations	\$35.00
2.3	Copy of Zoning Code	\$35.00
2.4	Demolition Permit	\$25.00
2.5	Floodplain Permit	\$25.00 plus municipal engineer fees
2.6	Moving a structure greater than 200 sq. ft. \$300,000.00	\$60.00; plus proof of liability insurance
2.7	Park Fee (residential development only)	\$750.00 per lot or dwelling unit
2.8	Planned District, Preliminary Plan:	
2.8.1	Less than 100 acres	\$500.00

2.8.2	100-500 acres	\$750.00
2.8.3	Greater than 500 acres	\$1,000.00
2.9	Planned District, Development Plan	\$0.10 per sq. ft. (maximum \$2,000.00)
2.10	Satellite Ground Station	\$25.00
2.11	School Facilities Fee - Land Dedication, or fair market value of the land per the following formulas:	
2.11.1	Single Family	0.03 acres per unit
2.11.2	Multi-Family (1 Bed)	0.01 acres per unit
2.11.3	Multi-Family (2 Bed)	0.015 acres per unit
2.11.4	Multi-Family (3 Bed)	0.03 acres per unit
2.12	Signs:	
2.12.1	Monument Sign	\$50.00 for first 25 sq. ft., plus \$1.00 for each additional sq. ft.; maximum \$200.00
2.12.2	Wall Sign	\$25.00 for first 25 sq. ft., plus \$1.00 for each additional sq. ft.; maximum \$150.00
2.12.3	Temporary Sign	\$25.00
2.13	Site Development Plan:	
2.13.1	Major	\$0.10 per sq. ft.; maximum fee of \$2,000.00 and minimum fee of \$500.00
2.13.2	Minor	\$50.00
2.14	Street Tree Fund:	
2.14.1	Downtown Area only (see Attachment 1)	\$2.00 per linear foot of public street frontage
2.14.2	All Other Areas	\$6.00 per lineal foot of public street frontage
2.15	Subdivision:	

2.15.1	Minor (Lot Split)	\$100.00
2.15.2	Preliminary Plan	\$100 plus \$5.00 per lot
2.15.3	Final Plat	\$200 plus \$10.00 per lot
2.16	Temporary Use/ Special Event Permit	\$25.00 (Public entities shall be exempt from this fee)
2.17	Tree Removal	\$25.00
2.18	Variance:	
2.18.1	Administrative Variance	\$50.00
2.18.2	Residential Variance	\$100.00
2.18.3	Non-residential Variance	\$150.00
2.19	Zoning Amendment:	
2.19.1	Zoning Code (Text) Amendment	\$150.00
2.19.2	Zoning Map Amendment	\$150.00 for first acre Plus \$25.00 for each additional acre; maximum \$500.00
2.20	Zoning Permit (Certificate of Zoning Compliance)	\$25.00
2.21	Photocopying	\$0.05 per 8½ " by 11" size page after the first 40 20 pages
2.22	Transcript of meeting minutes of any Council, Commission, Board, Committee etc.	\$10.00 per page
2.23	Electronic copy on CD of any minutes or presentation of any Council, Commission Board, Committee etc.	\$10.00 per CD

SECTION 3. BUILDING FEES.

3.1	Residential Plan Review	
3.1.1	<u>New Construction</u>	
A.	Single Family With or Without Attached Garage	\$300.00
B.	Single Family Addition, More Than 1 Room	\$200.00
C.	Twin Single With or Without Attached Garage (per unit)	\$300.00
D.	Multi-family & Townhouses (per unit)	\$300.00
3.1.2	<u>Accessory Structures – Permit & Inspection Fees</u>	
A.	201 sq. ft. to 400 sq. ft.	\$50.00
B.	Greater Than 400 sq. ft.	\$75.00
C.	Decks Greater Than 200 Sq. Ft. or Attached to the House	\$75.00
3.1.3	<u>Remodeling</u>	
A.	One Family to Two Family Conversion	\$200.00
B.	Remodel – No Structural Change	\$35.00
C.	Remodel – Structural Change	\$65.00
3.1.4	<u>Residential Inspection Fees</u>	
A.	Footer	\$60.00
B.	Foundation	\$60.00
C.	House Slab	\$60.00
D.	Basement Slab	\$60.00
E.	Garage Slab	\$60.00
F.	Lower Level Slab	\$60.00
G.	Crawl Cap	\$60.00
H.	Framing	\$60.00
I.	Temporary Electric	\$60.00
J.	Underground Electric	\$60.00
K.	Rough Electric	\$60.00
L.	Electric Service	\$60.00
M.	Final Electric	\$60.00
N.	Rough HVAC	\$60.00
O.	Rough Insulation	\$60.00
P.	Final HVAC	\$60.00
Q.	Final Insulation	\$60.00
R.	Gas Pressure Test	\$60.00
S.	Radon	\$60.00
T.	Re-Inspection	\$60.00
U.	Thermal Ply Inspection	\$60.00
V.	Drywall Nail Pattern Inspection	\$60.00
W.	ADA Sidewalk Inspection	\$60.00

3.2	Non-Residential Plan Review	
3.2.1	<u>Plan Review</u>	
	A. Structural	\$250.00
	B. Mechanical	\$250.00
	C. Electrical	\$250.00
	D. Fire Suppression	\$250.00
	E. Fire Detection	\$250.00
	F. Minor Alteration	\$0 - \$250.00
3.2.2	<u>Non-Residential Inspection Fees</u>	
	A. Structural	\$0.095 per sq. ft.
	B. Mechanical	\$0.0575 per sq. ft.
	C. Electrical	\$0.0575 per sq. ft.
	D. Fire Suppression	\$0.0575 per sq. ft.
	E. Fire Detection	\$0.0575 per sq. ft.
	F. Re-Inspection	\$60.00
	G. Special Inspection	\$60.00
	H. Minor Alteration – Based on Residential Inspection Fees (3.1.4)	
3.2.3	Old Town Area Under 5,000 sq. ft.	\$300.00 flat fee Plus Administrative Fee
3.2.4	Change of Use	\$35.00
3.3	Other Building Fees	
3.3.1	Certificates of Occupancy	
	A. Temporary Occupancy (Residential)	\$100.00
	B. Temporary Occupancy (Non-Residential)	\$350.00 plus a bond equal to twice the cost of the remaining improvements
	C. Final Occupancy	\$50.00
3.3.2	Administrative Fee	10.00% of Total
3.3.3	Replacement of Inspection Card	\$25.00
3.3.4	Recertification of Lost Plans	\$50.00
3.4	Penalty	
	Violation of Section 105.1 of the Residential Code of Ohio or the Ohio Building Code (building permit required)	Double Fees

**For After Hours Inspection Rates See Section 7

SECTION 4. CIVIL ENGINEERING PLAN REVIEW.

4.1 Technical Review Group Plan Review Fees (excluding Municipal Engineer fees)

- 4.1.1 Civil Engineering Plan Review
(includes 2 rounds of review) \$1,000
- 4.1.2 Each additional round of plan review: \$500

^A ~~The Technical Review Group fees shall be increased by 3% every even numbered year beginning January 1, 2010 or until cancelled by Council.~~

4.2 Municipal Engineer Plan Review Fees

4.2.1 Traffic Study Review (if applicable)

- A. Traffic Access Study \$750.00
- B. Traffic Impact Study \$3,500.00
- C. Regional Traffic Study TBD
- D. Additional Meetings \$250.00 per meeting
(Note: 1 meeting included in base fee)

4.2.2 Civil Engineering Plan Review

- A. Storm Water Management Report:
 - Area less than 5 acres \$750.00
 - Area 5 acres or more \$1,000.00
- B. Utility Studies (water and sewer) TBD
- C. Residential Development \$100.00 per sheet
- D. Non-Residential Development \$100.00 per sheet
- E. GIS Update \$50.00

SECTION 5. BONDS, INSURANCE, AND INSPECTION FEES.

- 5.1 Performance Bond: 100% of the subdivider's/developer's engineer's detailed cost estimate reviewed by the municipal engineer.
- 5.2 Maintenance Bond: Prior to the release of a performance bond, the subdivider/developer shall present a maintenance bond equal to 5% of the value of the public and private improvements required by the approved improvement plans and the subdivision regulations.
- 5.3 Indemnity Insurance: A policy of indemnity insurance for personal liability and property damage, in the amount of \$1,000,000/\$2,000,000, protecting the Municipality against claims for damage to person or property resulting from or by reason of the construction of the required improvements, shall be

furnished to the Municipality and maintained in force by the subdivider/developer.

- 5.4 Inspection Fees: Payment for inspection, monitoring and the testing of materials in the amount of 7½ % of the construction cost of the required improvements based on the subdivider's/developer's engineer's detailed estimate of said improvements.
- 5.4.1 Any retainage of the inspection fee remaining at the completion of the construction will be returned to the subdivider/developer. If the inspection, monitoring and testing fees are anticipated to exceed the original retainage amount, the subdivider/developer shall be required to deposit additional fees to the Municipality.
- 5.5 NPDES Inspection Fees: Payment of \$300 per month multiplied by the number of months of land disturbing activities set forth in the OEPA NPDES Phase II Permit.
- 5.5.1 Re-Inspection Fee: A reinspection fee of \$65.00 when notification is made to the subdivider/developer for land disturbing activities found to be non-compliant.

SECTION 6. RIGHT-OF-WAY FEES.

To ensure adequate public compensation for monitoring compliance with municipal requirements and protection of public property, the following right-of-way permit fees are hereby adopted. The fees in Section 6 may be adjusted for inflation by the Mayor, however, not more than once per calendar year.

6.1	Right-Of-Way Curb Cut	\$35.00
6.2	Right-Of-Way Cut for Private Utility Work Single New Service line / tap:	
6.2.1	Soft surface	\$50.00
6.2.2	Hard surface	\$250.00
6.3	Right-Of-Way Cut for Private Utility Work Single Isolated Repair:	
6.3.1	Soft surface	\$50.00
6.3.2	Hard surface	\$250.00
6.4	Relocation of utility main schedule, location and impact to public infrastructure	TBD based on project
6.5	New construction of utility main	TBD based on project

schedule, location and
impact to public
infrastructure

SECTION 7. AFTER HOURS INSPECTION.

Inspection fee for after normal workday hours or on the weekend for an inspection performed by or for any municipal department shall be \$150.00 for the first two (2) hours and \$50.00 for each hour thereafter.

SECTION 8. ROUNDING OF ALL DEVELOPMENT FEES.

In calculating development fees identified in this ordinance, all fees shall be rounded to the nearest dollar as illustrated below:

<u>Calculated fee</u>	<u>Rounded Fee To Be Charged</u>
\$1.01 to \$1.49	\$1.00
\$1.50 to \$2.00	\$2.00

SECTION 9. At the discretion of the Mayor any fee in the combined development fee schedule can be reduced or waived as an incentive to attract business or to reuse vacant structures. To be considered for this incentive the value of the proposed improvements will need to be in excess of \$100,000 or the building or portion of the building proposed for improvements will need to have been vacant for a period of at least one year immediately preceding the proposed improvements.

SECTION 10. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in

not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

Attachment 1

Downtown Area Exempt from Off-Street Parking
Requirements and Charged 1/3 of the Street Tree Fund

